

Applicants are reminded that all Return Receipts from Certified Mail of Public Hearing must be submitted prior to Public Hearing for the application to be heard.

**All Applicants and Property Owners  
And/or their Legal Representative Must be Present.**

## **AGENDA**

### NOTICE OF MEETING

#### **WARRICK COUNTY AREA PLAN COMMISSION**

Regular meeting to be held in Commissioners Meeting Room,  
Third Floor, Historic Court House,  
Boonville, IN

Monday, November 14, 2016 6:00 PM

North & South doors of Historic Court House open at 5:50 P.M.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL:**

**MINUTES:** To approve the Minutes of the last regular meeting held October 10, 2016.

### **REZONING PETITION:**

**PC-R-16-10 – PETITION: New Master EERWA Development LLC by Thomas E. Newmaster, Owner OWNER: Same.** To rezone .59 acres located on the W side of St. Johns Rd. approximately 729' N of the intersection formed by St. Johns Road and Baseline Road. Campbell Twp. from "C-3" Highway Commercial to "A" Agricultural. *Complete legal on file. (Advertised in The Standard November 3, 2016)*

**PC-R-16-11 – PETITION: Orteza Ayala, LLC by Melvin Orteza, Mbr. OWNER: Same.** To rezone lot 42 (1.09 acres) in the Replat of lots 42 and 43 in High Pointe Centre North Section 2 Phase 2 as recorded in the Warrick County Recorder's office in document number 2012R-011145, located on the N side of High Pointe Dr. approximately 680' E of the intersection formed by High Pointe Dr. and Bell Rd. from "C-4" General Commercial to "C-4" PUD General Commercial with a Planned Unit Development. *(Advertised in The Standard November 3, 2016)*

**PC-R-16-12- PETITION: Freedom Ordinance LLC, by Mike Winge Mbr. OWNER: Same.** To rezone lot 5 (3.63 acres) in A & B Industrial Park, as recorded in the Warrick County Recorder's office in document number 2012R-000744, located on the terminus of Grace Way a distance of 690' S of the intersection formed by Grace Way and Boonville Hwy. from "M-1" Light Industrial to "M-2" General Industrial. Ohio Twp. *(Advertised in The Standard November 3, 2016)*

**PC-R-16-13- PETITION: Williams Transport, Inc. by Brent Williams, Pres. OWNER: Williams Land Holdings LLC by Carolyn Jeanette Williams Family Trust by Trudy Miller, Trustee.** To rezone .67 acres located on the S side of SR 662 approximately 320' W of the intersection formed by SR 662 and Pollack Ave. from "A" Agriculture to "C-4" General Commercial. Ohio Twp. *Complete legal on file. (Advertised in The Standard November 3, 2016)*

**SUBDIVISION FOR PRIMARY PLAT APPROVAL:**

**PP-16-15 – Amended Plat of Lot 10 in the Corrected Plat of Sunrise Manor Amended Plat of Acacia Residential Development recorded in Doc. # 2000R-008504 in the Office of the Warrick Co. Recorder** by Jonathan Alstatt. 0.25 acres located on the W side of Elizabeth Lane approximately 0' N of the intersection formed by Elizabeth Lane & Camp Brosend Rd., Ohio Twp. *(Advertised in the Standard September 29, 2016.)*

**PP-16-07-A Arbor Pointe Section 3** by Route 66 Development, LLC Bruce Bennet, Mbr. OWNER: Same. 20.4 acres located on the E side of Grimm Rd 0' NE of the intersection formed by Grimm Rd and SR 66. Ohio Twp. *Complete legal on file. (Advertised in The Standard November 3, 2016)*

**PP-16-16- Baseline Place Subdivision** by Newmaster EERWA Development LLC, Thomas E. Newmaster, owner. 52.155 acres located on the NW side of Baseline Road and St. Johns Road. Approximately 0' NW of the intersection formed by Baseline Road and St. Johns Road. Campbell Twp. *Complete legal on file. (Advertised in The Standard November 3, 2016)*

**PP-16-17 Carolyn Jeanette Williams Estate Subdivision** by Williams Land Holdings LLC by Carolyn Jeanette Williams Family Trust, Trudy Miller, Trustee. OWNER: Same. 5.58 acres located on the S side of SR 662 0' SW of the intersection formed by SR 662 and Pollack Ave. Ohio Twp. *Complete legal on file. (Advertised in The Standard November 3, 2016)*

**PP-16-18- Spring Creek Subdivision** by Spring Haven LLC, John Elpers, Mngr. OWNER: Same. A subdivision of lot 2 in Martin Bell Subdivision as recorded in Document 2013R-002629 in the office of the Warrick County Recorder and also part of the northwest quarter of the southeast quarter of section 22-6-8. Ohio Twp. Being 19.471 acres located on the E side of Bell Road and on the S side of Vann Road approximately 259' E of the intersection of Bell Rd. and Vann Rd. *Complete legal on file. (Advertised in The Standard November 3, 2016)*

**PP-16-19 High Pointe Centre North Section 4 PUD** by Ubelhor Homes, Inc, Daniel J. Ubelhor, Pres. and Orteza Ayala, LLC, Melvin Orteza, Mbr. OWNER: Same. A re-plat of Lot 2 in High Pointe Centre North Section 3 PUD as recorded in document 2015R-006291 in the Warrick County Recorder's office and a re-plat of lot 42 of the Replat of Lot 42 & 43 in High Pointe Centre North Section 2, Phase 2 as recorded in document 2012R-011145 in the Warrick County Recorder's office. Being 4.83 acres located on the N side of High Pointe Drive approximately 900' E of the intersection formed by High Pointe Dr. and Bell Rd. Ohio Twp. *(Advertised in The Standard November 3, 2016)*

**PP-16-20 Feldbush Subdivision** by Lisa Feldbusch Trust, Lisa Feldbusch Trustee and Mulzer Crushed Stone, Bart Mulzer, VP. OWNER: Same. A replat of lot 68 and the east 50.00' of lot 67 Powers Place as recorded in PF 1, CD 116 in the Warrick County Recorder's office. Also a part of lot 2 of Waterworks No. 2 Minor Subdivision as recorded in document 2009R-010847 in the Warrick County Recorder's office, and part of the northwest quarter of 4-7-9. Ohio Twp. Being .67 acres located on the S side of Pollack Ave. approximately 400' S of the intersection formed by Powers Drive and Pollack Ave. *Complete legal on file. (Advertised in The Standard November 3, 2016)*

**OTHER BUSINESS:**

Bel Air Land LLC- 8666 Ruffian Lane. Structure built without permit.

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business of a regular meeting.